146.0	0003	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,800	/	1,025,800
USE VALUE:	1,025,800	/	1,025,800
ASSESSED:	1,025,800	/	1,025,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COLBY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARY JOHN D
Owner 2:	GLIDDEN PATRICIA A
Owner 3:	
Street 1:	8 COLBY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,816 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 2568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6816.000	526,200		499,600	1,025,800
Total Card	0.156	526,200		499,600	1,025,800
Total Parcel	0.156	526,200		499,600	1,025,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.45 | /Parcel: 399.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 95961
GIS Ref:
GIS Ref:
Insp Date: 04/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	526,200	0	6,816.	499,600	1,025,800	1,025,800	Year End Roll	12/18/2019
2019	101	FV	407,000	0	6,816.	468,400	875,400	875,400	Year End Roll	1/3/2019
2018	101	FV	407,000	0	6,816.	387,200	794,200	794,200	Year End Roll	12/20/2017
2017	101	FV	407,000	0	6,816.	356,000	763,000	763,000	Year End Roll	1/3/2017
2016	101	FV	407,000	0	6,816.	324,700	731,700	731,700	Year End	1/4/2016
2015	101	FV	402,800	0	6,816.	318,500	721,300	721,300	Year End Roll	12/11/2014
2014	101	FV	402,800	0	6,816.	296,000	698,800	698,800	Year End Roll	12/16/2013
2013	101	FV	402,800	0	6,816.	281,600	684,400	684,400		12/13/2012

!11426!

PRINT

Date	Time
12/11/20	01:35:57

LAST REV

Date	Time
04/30/18	08:40:35
ekelly	
11426	

USER DEFINED

Prior Id # 1:	95961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOPEZ RONALD	27978-309		12/15/1997		393,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2013	1217	Manual	1,364	C				
9/12/1997	546		128,400					NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
2/14/2014	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/5/2000	Measured	163	PATRIOT
1/14/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6816		Sq. Ft.	Site		0	80.	0.92	9									499,586						499,600	

Total AC/HA:	0.15647	Total SF/SM:	6816	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	499,586	Spl Credit		Total:	499,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	8.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05887842
Const Adj.:	0.99693000
Adj $ / SQ:	131.953
Other Features:	117301
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571925
Depreciation:	45754
Depreciated Total:	526171

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

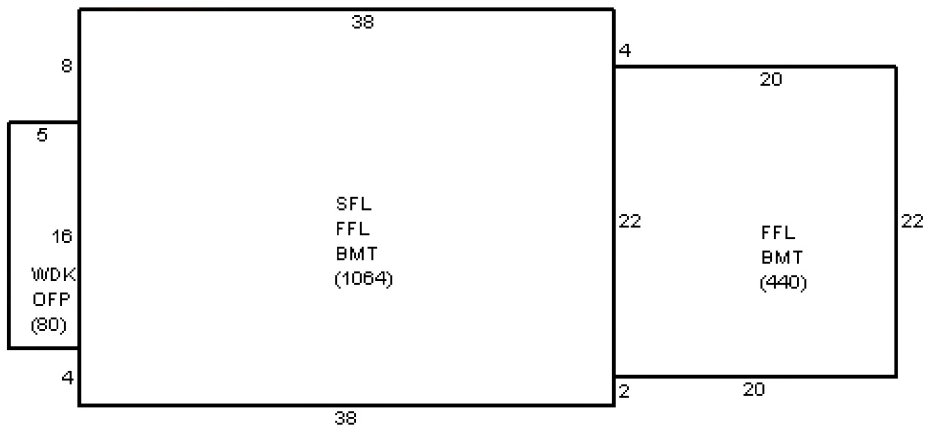
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.15
Special Features:	0	Val/Su Net:	124.34
Final Total:	526200	Val/Su SzAd	204.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,504	39.590	59,537
FFL	First Floor	1,504	131.950	198,458
SFL	Second Floor	1,064	131.950	140,398
OFP	Open Porch	80	37.010	2,961
WDK	Deck	80	15.950	1,276
	Net Sketched Area:	4,232	Total:	402,630
Size Ad	2568	Gross Are	4232	FinArea 2568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc